



**Legislative Department
Seattle City Council
Memorandum**

Date: July 18, 2013
To: Full Council
From: Ketil Freeman, Central Staff and Esther Handy, Councilmember O'Brien's Office, and
Subject: Affordable and Workforce Housing Consultants

Background

On May 6, 2013, the Council adopted [Resolution 31444](#) as a companion piece of legislation to the South Lake Union rezone ordinance. Reso. 31444 establishes the Council's intent to review Seattle's incentive zoning and other affordable and workforce housing programs with the assistance of recognized independent experts. Reso. 31444 also sets out a generalized work program. On June 10, 2013, through the first quarter supplemental budget ordinance, the Council appropriated sufficient revenue to the Legislative Department to contract for consultant resources to carry out the work program set out in Reso. 31444.

Council staff has identified Rick Jacobus of Cornerstone Partnership, which receives funding from the Ford Foundation, as a potential lead consultant for the work identified in Reso. 31444. Mr. Jacobus is a nationally recognized expert on incentive and inclusionary zoning. He is based out of Oakland, California and has provided technical assistance to numerous jurisdictions in California and throughout the United States. Mr. Jacobus and Cornerstone Partnerships are currently assisting the Denver City Council in a review of their affordable housing incentive programs. Councilmembers O'Brien, Burgess and Licata interviewed Mr. Jacobus on July 15th.

A briefing on Mr. Jacobus' background and his approach the scope of work at the Council Briefing Meeting on July 22, 2013 is intended to answer Councilmember questions and fulfill a requirement in the resolution to discuss the consultant in a public meeting, prior to signing a contract.

Two additional consultant contracts are envisioned to complete the work outlined in Reso 31444. One body of work will be an economic study and the other to research best practices from other jurisdictions for meeting workforce housing needs. These scopes will be refined and experts hired later this year.

Attachments

- Proposal by Cornerstone Partnership
- Timeline for Completing the Resolution 31444 Work Program